BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

CROSS & BROWN CO.

18 East 41st Street

Above 14th St. to 59th St. (Inclusive). East River to North River.

Murray Hill 7100

9,000 Sq. Ft. For Rent

May Divide **BROADWAY BUILDING**

NEAR EQUITABLE

Excellent Light. Immediate Possession.

REASONABLE RENT

THE

BORDEN BUILDING

23 Stories

Madison Avenue at 45th Street

STORES

Ideally situated in the heart of the uptown business,

shopping and financial districts. Additional space may

OFFICES

88% of the office space in the Borden Building is rented.

However one entire floor in the tower-with light on all

four sides-and a limited number of smaller offices are

BRADY & BOWMAN, Inc., AGENTS

Possession May First

be had directly above on the second floor.

still available to institutions of standing.

7 EAST 42D STREET

lessee will make extensive alterations for business.

Egbert Mills sold the three story house at 426 West 160th street, 18x100, for the heirs of S. M. Milliken to the tenant.

Brown, Wheelock Company, Inc., sold for Dr. David Bovard the four story dwelling at 137 East Sixtieth street, 21x 102.2. The new owner will renovate the property for business.

Marline Realty Corporation sold to the P. L. F. & M. Realty Corporation the three story develling at 52 Keat 1324 Benjamin Eakwith sold to Benjamin Benarkein the three story develling at 351 West 126th attect, 18,12100.

Phebe H. Chase sold to Marie Faceser to three story develling at 351 West 136th attect, 18,12100.

Phebe H. Chase sold to Marie Faceser to three story develling at 351 West 136th attect, 18,1210.

MISCELLANFOUS LEASES.
Frederick Fox & Co. Ina, leaved for Mary Morsa, Frederick R. Allen and Edna M. Elliot the one story tax payer, 50x100, in the rear of the Metropoliton Opera House, at 852 and 52 moillan Opera House, at 852 and 52 moilland Opera House, and the work of the story developed the story operation, and size have not years will begin at \$15,000 a year, and will graduate until it renders and will graduate until it rend

story dwelling, 17x100, at 670 West End avenue, to Dr. Carlos Henriquez. The buyer intends to make extensive alterations of one apartment on each floor.

George W. Mercer & Son sold for Lila M. Walmsley 129 Eighth avenue, a three story dwelling, 25x227.9½, for Mrs. Lucy A Connell et al.

Charles Partridge sold the two family dwelling and two car garage at 1221 President street, near Nostrand avenue, for Thomas J. Browne of Princeton, N. J.

Merit Realty Corporation, Marcus L. Osk president, purchased through Harold Lewis the three story dwelling, 16.8x 100.11, at 249 West 121st street, from the Whitlook estate, represented by Alexander & Green, attorneys.

William B. May & Co. leased for Peachey J. Flagg and Elizabeth Post the four story dwelling at 151 West Fifty-seventh street for twenty years at an aggregate rental of about \$200,600. The lessee will make extensive alterations for business.

Bybert Mills sold the three story house

The New Tork Life Insurance Company has loaned to the Henry Phipps Estates, Inc., \$1,000,000 on the eleven story Brokaw building at 1457-1463.

Broadway, just south of Forty-second street, extending through the block to \$67-595 Seventh avenue, \$2,1x,100x109 irregular. The loan is for five years and bears interest at 6 per cent.

Leans \$750,000 on 11-19 Moore St.

The Prudence-Bonds Corporation has loaned \$750,000 for five years on the sixteen story building, 139,6x72,5x63.3, at 11 to 19 Moore street, between Front and Water streets. The loan was negotiated by Lawrence, Blake & Jewell and J. B. Wakeman for the owner, the National Park Real Estate Corporation, George H. Piguerson president.

In the Apartment Field.

dwelling at 128 Chester street, Long dwelling at 128 Chester street, Long dwelling at 128 Chester street, Long Beach, L. L., to Mrs. Rose Morrow, who will occupy.

In the Apartment of the owner, the National Park Real Estate Corporation, George H. Piguerson president.

In the Apartment Field.

Peter P. Sherry sold for Andrew Muller the five story apartment house with stores, 25x67, at 325 West Seventeenth street to George Connors.

A. H. Levy and Norman Denzer sold for Mrs. Ada B. Gardiner of Sound Beach the five story apartment 640 West 171st street, 71.6x95, to a client of isidor Witkind, attorney. The house, held at \$125,000, has an annual rent roll of about \$20,000.

Samuel Cowen sold 2119 Madison avenue, corner 133d street, a four story apartment house.

William J. Roome & Co., Inc. sold for Alice C. Egbert as trustee of the estate of W. W. Egbert the two five story flats at 2475-2477 Eighth avenue, 50x 100, 50 feet south of the southwest corner of 133d street. This property has not changed hands since 1385.

Deals Revesled in Transfers.

Patrick Gaffney sold to Anna Domino the four story tenement at 453 Second

dwelling at 128 Chester street, Long Beach, L. L., to Mrs. Rose Morrow, who will occupy.

Isidor Brown bought from J. Licconethe the four story apartments, with four story apartments, with four story apartments, with four story apartment house with street, 71.6x95, to a client of isldor Witkind, attorney. The house, held at \$125,000, has an annual rent roll of about \$20,000.

Samuel Cowen sold 2119 Madison avenue, Folk and the Heights, to James A. Martin. Kirklawn, to Thomas H. Walsen. It is situated in Rye, N. Y., on the Milton Point Road and the Boston Road, in the centre of the clud district.

H. Goldschmidt sold for the Lawrence Avenue Realty Corporation at three story Burgoyne Hamilton and Adrian Iselin 2d leased the residence in the North Country Colony at Gien Cove for the summer to John W. Kiser of New York.

Patrick Gaffney sold to Anna Domino the four story tenement at 453 Second avenue, southeast corner of Twenty-sixth street, 20x64.

Harry S. Lowenthal sold to Edward Berger the seven story building at 624 East Thirteenth street, 20x103.3.

Jacob Goldstein sold to Herman Judlevich the three story tenement at 64 Pitt street, 25x100.

Arthur J. Levy sold to Ernesto Oriema the three story tenement at 224 East 118th street, 24.1x100.11, for 38,000.

Samuel Bloch sold to Moses M. Valentine the three story dwelling at 257 West Fourth street, 21.4x50.

Marline Realty Corporation sold to the P. L. F. & M. Realty Corporation the three story dwelling at 53 East 132d street, 20x100.

Benjamin Eskwith sold to Benjamin Eskwith

Washington street lots, between Lawcence and Prince streets, brought \$675
each, and those on Sylvester street,
abutting, were sold for \$525 each, A
plot at the head of Garden street was
purchased for \$925 and the same price
was paid for two lots opposite.
Among the buyers were Mrs. Jennie
Street, William J. Kennedy, J. Rossi,
Joseph Steindler, Margaret Tornberg,
Mary C. Bowe, Henry L. Bogert, Annie
W. Smith, J. & T. Adikes, John Bronder, John J. Halleran and John J. Fallon.

REAL ESTATE AT AUCTION.

1:10-1361 Madison av.; Abraham Blumenthal Trifl
S:05—Southern boulevard and Longwood av., The Bronx; taxi;
Anna Pfafter Unkno
12:35—304 Mott st.; Spring Valley
Bottling Co. Unkno

REAL ESTATE AT AUCTION.

BUSINESS

IS AT ITS WORST

We are on the eve of good times There will be a shortage of factory buildings

ANTICIPATE AND BUY NOW SAVE MONEY, TIME AND LABOR

ABSOLUTE AUCTION SALE

Modern Factory and Plant Of the Trego Motors Corp.

ON THE PREMISES Fox and Ferry Streets, NEW HAVEN, CONN.

Wednesday, May 4th, at 12 Noon

Modern Factory Building Railroad Siding Electric Light Sprinkler System Steam Heat od Labor Market Elevators EASY TERMS_For particulars apply to J. CLARENCE DAVIES, 149th St. and 3rd Ave., New York James B. Kelly, Auct'r, 42 Church St., New Haven, Conn. Bijur & Herts, Attys., 20 Broad St., New York

Property of the City of New York-AT PUBLIC AUCTION



SAMUEL MARX, Auctioneer

TO-DAY, April 27th, 1921

REAL ESTATE EXCHANGE SALESROOM, 14-16 VESEY ST., N. Y. By Order of TRANSIT CONSTRUCTION COMMISSIONER Pursuant to the Provisions of the Rapid Transit Act.
The following desirable parcels:

Plot No.1 Westerly side of Centre St... Plot No.4 Southwesterly corner of East Plot No.2 Westerly side of Centre St... Plot No.5 Northerly side of Centre St... Plot No.5 Northerly side of E. 138th St., bet. Plot No.3 Southerly side of E. 138th St., Plot No.5 Jackson Av. & So. Boulevard. Plot No.3 Southerly side of E. 138th St., Plot No.6 Gerard and Walton Avs., East Plot No.6 Lark Av. & Canal St. west

For further information apply to Transit Construction Commissioner, Room 603, 40

MORTGAGE MONEY A GEORGIC C. PONTER, INC., 165 Broadway. 5563 Cort.

CITY REAL ESTATE.

(Loopwi N SELLING, MANAGEMENT, LEASING.

J. IRVING WALSH 73 West 11th St. R. E. Patterson Specialist in INDUSTRIALS Above 14th St. to 59th St. (Inclusive). East River to North River.

Downtown Dwellings At Auction

To-morrow (April 28), at noon Joseph P. Day will sell at the Exchange Salesroom, 14 and 16 Vessey St., eight former Astor Estate well built dwellings, Nos. 335, 337, 339, 349, 351, 353, 368 West 15th St., between 8th and 9th Avenues. All four stories, basement and cellar, brick and marble fronts; size of each approximately 19x100; 14 and 15 rooms and bath; leases expire May 1. Each house will be sold subject to mortgages of 813,000 running to 1924. Title policies of the Lawyers' Title & Trust Co. free to purchasers. No. 345 West 15th St. is vacant and can be inspected between 10 A. M., and 4 P. M. Descriptive booklets can be obtained of the Auctioneer, JOSEPH P. DAY, 67 Liberty St.

MERCHANTS

Briendid opportunity to purchase the story store and basement building 25x87.

BROADWAY mear 18TH STREET

Convenient to all subways.

Especially suited to Hestery and Underwear concerns. Possession.

Attractive price and forms.

Spotts & Starr, Inc.

GREAT HOUSE BARGAIN Owner sacrifices \$10,000 for \$8,750 brick torands, glass enclosed, mean heat, the bath, electricity parquet floors, fine fixtures, extract decorations; garage space; 5 cont faround the Vork; tax exempt; small carb, 20th av, between blst and 52d ets. Those Midwood 7285.

Forest Bills Cardens

SAGE FOUNDATION HOMES CO. 47 W. 34th St., or Forest Hills, I. I.

B. H. Sweet Jamates & L. I. Lots,

MONEY TO LOAN AND WANTED REAL ESTATE—OUT OF CITY.

LONG BEACH COTTAGE AND GARAGE.
Hollow Tile and Stucco, piot 100x100. fo master's Bedrooms facing Ocean.
Enclosed sleeping porch: 3 bathrooms.
Large Living Room and Dining Room.
BEAUTIFUL FLOWER GARDEN.
Beat Block—Near Ocean.
Low price te cash buyer,
or rent to responsible Tenant.
REGENT REALTY COMPANY,
33 West 42nd Street.

GREAT NECK.

10 acre farm, good substantial residence, barn, orchards, offered at \$15,000. Complete Colonial home, handy to station. Price \$18,500.

Large Old English stucco and half timber house. Price \$30,000.

BAKER CROWELL, INC., 47 West 34th St. Tel. Fitz Roy 38.

BAY SHORE Candy and stationery business, with five-room apartment, all improvements, with property, \$4,000, part cash. J. WEHN, phone 624-W Bay Shore.

I. G. WOLF, Exceptional bargains on the North Shore. CORTH SHORE REAL ESTATE.
L'ECLUSE. WASHBURN & CO...
East 40th St. Vanderbils 2588. GREAT NECK, L. I. HOMES & Acreage.

Westchester-Sale or Rent. HOUSE AND GROUNDS At Yonkers on the Hudson, 30 minutes from 42d st.; hot water heating; 2 baths; lan-neariy 100 feet wide. Cost \$24,000 befor-war. Sale necessary; may consider around BELLOWS & WARREN, Getty Sq., Yonkers

Fieldston
RIVERDALE-ON-HUDSON,
New York City's most accessible auburb.
GRONGE ROWE, 827 Fifth Ave., N. Y. C LIVE AT MOUNT VERNON. Modern homes; reasonable prices. C. S. McCLELLAN & CO., INC.

Burke Stone Startlate, Brons. Brons. Connecticut-Sale or Rent.

SERANKIT STAMORDUMN Phone 1685 P. HATCH, INC. Real Estate Gr enwich, Ct. New Jersey-Sale or Rent.

SUBURBAN HOME BARGAIN 23.500 SECURES TITLE AND OCCUPANCY Balance, 57.500, on Basy Term Mortgages. 10 HIG HOOMS, 2 THLED BATHROOMS, Plot 190 ft. street frontage by 160 ft. deep, lathing, bouting, fishing; 800 ft. elevation, hr. from N. Y. City, on best commuting R.R. in Jersey, best superbay methantics.

INVESTIGATE—THIS—NOW R. L. KILBY, 170 B'way, N. Y. City.

CRANFORD, N. J. 1 sages, r rooms and bath, hardwood floors, fireplace, electricities, eas. etc. S. R. DROESCHER, Cranford, N. J., or 19 Warren etc., N. Y. City. ASBURY PARK, ALLENHURST, DEAL BRACH AND VICINITY: COMPLETE LIST FURNISHED SUMMER HOMES FOR RENT: SEASHORE PROPERTY FOR SALE. HARRINGTON & CUNNINGHAM, RINMONTH BLDG., ASBURY PARK, N. J.

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BRYANT PARK BUILDING

80 West 40th Street Very attractive high class office space for Business Concern,

(Beaux Arts)

Doctor or Dentist. Also space for Artist's Studio.

Vanderbilt 7403

Available May 1st. L. K. Schwartz Co., Inc., Agts.

110 West 40TH ST. PHONE BRYANT 4958 Or Your Own Broker

29-33 West 38th ST.

Highest Type 16 Story OFFICE & LOFT BUILDING Exceptional Light on All Sides

2nd. 4th. 5th. 8th. 9th. 10th Floors At about \$2.25 per sq. ft. net

To lease from Feb. 1, 1922

Also Smaller Offices at about \$3.00 per sq. ft. net

J. C. & M. G. MAYER

8655-6 Murray Hill 847 Madison Ave. OR YOUR OWN BROKER

REAL ESTATE—OUT OF CITY.

THE RENT YOU NOW PAY will buy the daintiest little home in the Jersey Hill section; ready to move into; 6 rooms, tiled bath, 300 commuters to N. Y. city from this section, D., L. & W. R. R. Beautifus, exclusive, convenient, purely residential locality. Total price, including electric current, steam heat, hardwood floors, laundry, complete interfor and exterior decorations and garage, 88,250. Plot 100x144 ft. Plenty of trees, flowers and shrubs. Boating and bathing available. Schools, churches and markets nearby. A paradise for the kiddles. Write PRIVATE, Post Office Box 748, City Hall Station, N. Y. City.

\$6,800 on Easy Terms BUYS THIS PRETTY 6 ROOM SUBURBAN HOME, LESS THAN 1 HOUR FROM N. Y. CITY. ELEVATION NEARLY 800 FEET. FINEST OLD TOWN IN N. J. LARGE BATHROOM. FINE LOT, WITH GARDEN. \$45 Per Month Pays B. & L. MORTGAGE IN A FEW YEARS, LITTLE CASH REQUIRED. Write Curtis Smith, 168 Broadway, N. Y. City, for full details.

EAST ORANGE, N. J. respect St.—Unusually attractive home, nvenient, 11 rooms, 2 baths, electricity; or 90x250, with garage. Reasonably priced EDW. P. HAMILTON & CO., Specialities for 53 yrs. along the Lacktawana.
50 Bway, N. Y., and Grange, N. J.
CHAS. R. REEVE, MILLBURN, N. J.
Homes from \$7.500 to \$120,000.
Maplewood — Short Hills — Summit.

JOHN D. MINER,
Estates, Houses, Farms,
"Anywhere in Jersey,"
New York City, RUTHERFORD REALTY BARGAINS.
EDW. S. BROWN, Shafer Bidg., Rutherford. FRANK HUGHES-LAYLOR @ SUMMIT Houses, Forms, Estates, Thompson Co., 21 Maple St. Thompson Co., 21 Maple

REAL ESTATE-OUT OF CITY. New Jersey-Sale or Rent.

HURDOCK COMPANY-Montclair Homes, Opp. Lackawanne, Phone 4616. SUMMER RESIDENCES TO LET.

Long Island.

FOR RENT FURNISHED PORT WASHINGTON, L. I. Fine house, 8 rooms, 2 baths, garage, 5 bedrooms, large porch, overlooking bay-leautiful grove of trees; caretaker; furnished Rent May 1st to Oct. 1st, \$2,000.

LAKE COTTAGES On Shore of One of Prettiest

HYDE & BAXTER,

On Shore of One of Prettiest

Lakes in Vermont

IN "THE MOST DELIGHTFUL REGION
OF EASTERN AMERICA."
From six to ten rooms, fully furnished; electic lights, moders plumbing, with hot and cold water, open fireplaces, Electric Ranges for Cooking, constant electric service at extremely low power rates; clubhouse, garage, vegetable and flower garden; tennis, golf; rowboat with each cottage; splendid mountain scenery. Pure Mountain spring Water; beautiful drives, telephone, free delivery of mail, groceries, laundry, ice and all supplies; near village of 2,000 inhabitants; boarding at clubhouse if preferred, best of references. Price 850 to 8500. May 20 in October 1, Write for illustrated bookiet. Address ¥ 509 Herald, Herald sq.

FACTORIES FOR SALE OR RENT. Loft Space 5,000 to 100,000 Square Feet, ROMAN CALLMAN COMFANY, Bridge Flam LONG ISLAND CITY FACTORIES & SITES THE BROAD ST.

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From Battery to 14th St., Inclusive.

A Rare Offering

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GEO. R. READ & CO.

30 Nassau St.

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South of Fulton St. West of Broadway 3-Story Office Building

> On a Small Plot Recently Renovated Excellent Light Possession Reasonable Price Easy Terms

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Overlooking City Hall Park Unusually Desirable

OFFICE SPACE Immediate Possession IN UNITS OF 200 UP TO 2,200 SQUARE FEET

Exceptionally Light Convenient to All Transit Centres

Stewart Building (Modernized-Up to date) 280 BROADWAY

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Above 14th St. to 50th St. (Inclusive) East River to North River.

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15 East 40th St. 9th Floor. 1076 Sq. Ft. Possession May 1st ATTRACTIVE RENTALS Stafford Bros., Inc. 23 West 43rd St. Telephone Vanderbilt 2345

=30,000 Sq. Ft.= 5 STORIES AND BASEMENT Chelsea Thoroughfare. Sulpping Platform. Extensive Offices. Sprinklers, elevator; heat furnished. Rent reasonable. Quick possession.

JAMES N. WELLS SONS 191 Ninth Ave. (Near 22d St.)

HAVILAND BUILDING

Just Off 5th Avenue,

11 East 25th Street, through to 10 East 27th
St.; entire third floor, about 7,000 feet; eighth
floor (fronting 36th St.), about 3,300 feet;
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On 42nd St.) "Good enough for your office." 511-13 West | "Not too good 8th Floor Loft 50x109, Rent \$4300, Fireproof, Light on 4 sides. High Cellings. M. M. Hayward & Co.. 2410 Broadway.

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Above 14th St. to 59th St. (Inclusive). East River to North River. 36 Central Park South NEW YORK'S MOST

EXCLUSIVE SECTION Convenient to clube, theatres, hotels and shops. Having Central Park as its front garden, a high class, modern apartment house with every conventence, lavish management, day and night service. 2-3-4-5 Rooms & Baths Rentals \$2800 to

\$7500 per annum **HUBERTH & HUBERTH** 2 Columbus Circle.

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305 West End Ave. at 74th St.

The Residential Hotel Suites of one or more rooms and Superior Hotel service

For Immediate Occupancy

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MARK RAFALSKY & CO. 21 East 40th Street

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163D ST. and TELLER AVE. ne Block from N. Y. Central leirosa Station, Two Blocks orth of 161at St. Crosstown 4, 5, 6 & 7 ROOMS 202 TO \$145 NIEWENHOUS REALTY CORP.,

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

BROOKS & MOMAND.
REAL ESTATE MORTGAGES.
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CHARLES BERLIN, 5883 Bway—Management, sales, loans.

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THE QUEENSSORO CORPORATION, 56 East 42d at., cer. Mailson av.

From Battery to 14th St., Inclusive.

About 14th St. to 59th St. (Inclusive). East River to North River.

AT AUCTION.

To-morrow, Aprê 28, at noon, Joseph P. Day will sell at the Exchange Salesroom, 14 and 16 Vessey st., oight former Astor estate, well built dwellings, Nos. 333, 337, 339, 349, 351, 353, 363 West 15th st., between 8th and 6th awa; all four stories, basement and cellar, brick and marble fronts; size of each, approximately 19x100; 14 and 15 rooms and bath; leases expire May 1; each house will be sold subject to mortrages of \$13,000, running to 1924; title policies of the Lawyers Title and Trust Co. free to gurchasers, No. 345 West 15th st. is wacant and can be inspected between 19 A. M. and 4 P. M. Descriptiva booklets can be obtained of the suctioneer, JOSEPH P. DAY, 67 Liberty st.

23D ST., 428 W.—Fore story brownstone.

Above 59th St .- 5th Av. to East River.

SiST ST., 24 East.—Five story American basement and three baths; large extension; hardwood floors and electric light; immedi-ate possession; seen any day, between 2 and 3; can be bought at \$6,000, JOSEPH G. ABRAMSON, 46 West 48th. Bryant 4084. 130 East 79th st.—19x192.2; 4 story and basement; 2 story extension; immediate possession; can be bought at \$50,000; plan for American basement at my office. JOSEPEK G. ABRAMSON, 46 West 44th. Bryant 4004.

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70TH ST., near Central Park West-4 story and basement, 22 ft. wide, very deep house, 17 rooms, 4 baths; rented as unfurnished rooms (\$500 per month). Asking price \$40,000. First reasonable offer accepted Small amount of each required, WOOD, DOLSON COMPANY, May, cor. 80th st. Tel. Schuyler 1109.

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BAY RIDGE.-Bargain, two family house semi-detached, 11 rooms, parquet, elec-tricity, individual steam plants, porch gar-age, \$13.500. Inquire P. F. REGAN, \$12.5th av., near 84th st. Tel. Shore Road 2092. PARK SLOFE—Two family; will be deci-tated to suit within reason; all improva-ments. Particulars 25-37 Lexington av., Fixlyn. Phone 5835 Prospect. 63,500 square feet land; frontage & streets; Morgan av., Greenpoint, Fabric Dry Cleaning Machinery Company building, Bush Terminal, 47th st., near 2d av., Brook-lyn, Sunset 6214.

ASTORIA.—Five family brick and store; be-side subway; over \$2,000 income; price \$17,800. P :70 Herald, Herald sq.

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Artistic stucce bungalow, near lakes and country club; garage, furnace, acreens and gas range, hot water heater; possession now only \$10,500. Also a few other cottages at very attractive prices.

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Brightwaters office—Head of Yacht Harbor.
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CLENDALE, L. I.—Five family brick house, 20x05; large store; all improvements; annual rent \$2,000; reasonable for quick guyer; no brokers. D 1857 Herald, Bronz.

FEW choice lots for sale in one of New York's best suburban tax arompt sections, in heart of immense building operation; churches and school adjoining; third rall electric service within 50 minutes' rids of Pennsylvania Station or Flatbush av., Brooklyn; all improvements installed; no assessments of any kind; houses built and building loans arranged by us. C. R. KNOLL & CO., INC., 54 Pine at.

FOR SALE—Six room bungalow, overlocking

loans arranged by us. C. R. KNOLL & CO., INC., 38 Pine 8t.

FOR SALE—Six room bungalow, overlooking Great South Bay, completely furnished. 4t,200; terms; lease at \$600. J. WEHN. Phone 624W, Bay Shore, L. I.

MUST SELL AT A SACRIFICE, gentleran's country home at Lynbrook, house up to date in every respect, contains eight rooms, billiard room, sun porch and sleeping porch; plot contains 1g acree, beautifully laid out with driveways, flower garden, fruit orchard, eil kinds of berries, dc. two oar garage with chauffeur's sleeping quarters, tool houses and chicken houses. Incurre on permises 6d Marrick road, or call Plaza 636d, 8 STAMLER.

Mrs. EDMUND W. BODINE, Real Estate, 472 Main st.; tel. 848, New Rochelle.

NEW house, 7 rooms, tile bath, extra shower, tile kitchen, instantaneous heater, open fireplace, eleeping porch heated, open side porch, front pgren glassed, attle; garage; plot 80x100. HOLBERG, 17 Hinsdale av., STICCO buncillow and garage; 8 rooms and

STUCCO burn-low and garage; 8 rooms and bath, electric light, hot and cold water; price \$0,000, half cash, balance easy terms. RUPNARH MACKADDEN, Olive et. and July Walk, Westholme Estates. Phone 479W Long Beach.

Westchester—Sale or Rent.

FOR RENT UNFURNISHED—Beautifully located home in nearby Westchester: 14 rooms, 3 baths, 2 extra lavatories; large nun parior, veranda; all up to date appointments and conveniences; beautiful grounds, superior outlook and environments, large plot; fine garages and chaufeurs quarters; yearly lease, \$400 monthly, HERKIMEN, 10c., 25 West \$36 st., New York city. Tel Morray Hill 0789.

GREENACRES.

New house, frame and stucco construction, large gooms throughout; electric fixtures and large gas range installed, 5 bedrooms, sleeping porch, 3 tiled baths; most attractive living room with fireplace; 40 minutes from Grand Contral Station. For price and photo apply.

CLARK & WILLIAMS.

Connecticut—Sale or Rent.

Connecticut-Sale or Rent.

LADD & NICHOLS. Vermont-Sale or Rent.

THE THEODORE N. VAIL ESTATE.

2.000 acres of land, comprising several
farms. Resultful show barns and magnificent mansion. This is one of the most beautiful summer homes in the New England
States and will sell for less than 25c, on a
dollar of its original cost. For full particulars address:

LOUIS D. SHONYO, Real Estate,

Lyndonville, Vt.

25 ft. dwelling for sale, between 5th and 6th avs.; possession May 1. WM. A. WHITE & SONS, 46 Cedar st. Tel. John 5700.

23D ST., 426 W.—Foar story brownstone, high stoop; immediate possession; cash \$10,000, balance mortgage. Call 9-2.

LEXINGTON AV., 2013, 2015, 2017—Three story dwellings, residence and business combined; \$2,500 cash each required. VAN SANT, owner, 119 Nassau et. Cortlandt 2500.

Above 59th St.-5th Av. to North River.

CHANCE OF LIFETIME.

Desirable large, modern Broadway corner
elevator apartment house, large frontage on
Ernadway, lot of stores and destrable apartments, in improving location; great future;
mortgages \$425,000, 6 and 8 years to run;
rent \$83,500, increasing rapidly; expenses
\$44,800; exchange price \$600,000, or will sell
very cheap for cash on very easy terms;
full commission to brokers.

H. T. WOOD, 220 BROADWAY.

RIVERSIDE DRIVE, 126—A SEVEN STORY A PART MENT HOUSE: RENYS 420,000; PRICE \$150,000; WILL TAKE \$25,000 CASH, BAL-ANCE EASY TERMS. ALBERI-TINA REALTY CO., 1947 B'WAY.

\$16,000 CASH, balance mortgage, buys five story twenty family flat, near Central Park West: easy terms. W. ALANSON ALEX-ANDER, 503 5th av. Borough of Manhattan

Borough of Brooklyn-Sale or Rent.

REAL ESTATE—OUT OF CITY.